

168.0

0005

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
644,200 / 644,200
644,200 / 644,200
644,200 / 644,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 230 | | FLORENCE AVE, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------|---------|
| Owner 1: HOWARD DORIS A | |
| Owner 2: | |
| Owner 3: | |

| | |
|----------------------------|--|
| Street 1: 230 FLORENCE AVE | |
| Street 2: | |

| | |
|--------------------|--------|
| Twn/Cty: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | Type: |

| PREVIOUS OWNER |
|-------------------------------------|
| Owner 1: HOWARD DAVID F & DORIS A - |
| Owner 2: - |
| Street 1: 230 FLORENCE AVE |
| Twn/Cty: ARLINGTON |
| St/Prov: MA |
| Postal: 02476 |

| NARRATIVE DESCRIPTION | | | |
|--|--|--|--|
| This parcel contains 6,218 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms. | | | |

| OTHER ASSESSMENTS | | | |
|-------------------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |

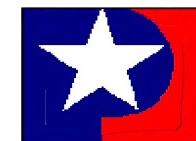
| PROPERTY FACTORS | | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item | Code | Description | % | Item | Code | Description | |
| Z | R1 | SINGLE FA | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| Census: | | | | Exempt | | | |
| Flood Haz: | | | | | | | |
| D | | | | Topo | | | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6218 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 7 | | | | | | | | | 424,579 | | | | | | 424,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 6218.000 | 209,300 | 10,300 | 424,600 | 644,200 | | 111471 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 07/21/18 |



Patriot
Properties Inc.

!13018!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 111471 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 03:01:56 |
| LAST REV | |
| Date | Time |
| 01/28/20 | 15:52:10 |
| mmcmakin | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | |
|----------------|-----------|-----------|------------|
| Grantor | Legal Ref | Type | Date |
| HOWARD DAVID F | 44516-188 | 1/21/2005 | Family |
| | 11841-573 | 5/16/1970 | 99 No No N |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|------------|------------|-------------|-----|---------|
| 6/24/2011 | 621 | Manual | 4,759 | | | | | INSULATION | 7/21/2018 | MEAS&NOTICE | HS | Hanne S |
| | | | | | | | | | 3/11/2009 | Inspected | 189 | PATRIOT |
| | | | | | | | | | 11/10/2008 | Measured | 336 | PATRIOT |
| | | | | | | | | | 12/23/1999 | Mailer Sent | | |
| | | | | | | | | | 12/20/1999 | Measured | 264 | PATRIOT |
| | | | | | | | | | 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.14275

Total SF/SM: 6218

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 424,579

Spl Credit

Total: 424,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

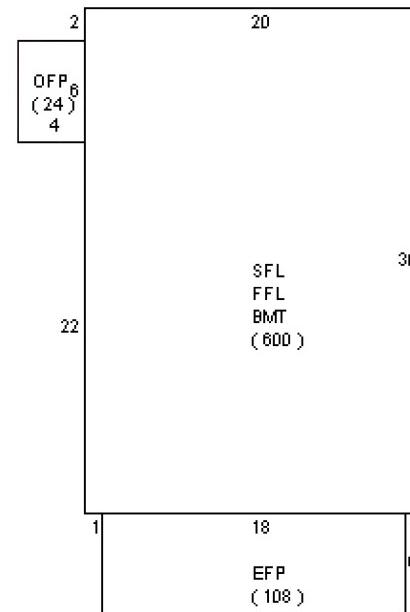
| | | |
|---------------|------------------|----------|
| Type: | 6 - Colonial | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 2 - Conc. Block | |
| Frame: | 1 - Wood | |
| Prime Wall: | 4 - Vinyl | |
| Sec Wall: | | % |
| Roof Struct: | 2 - Hip | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | WHITE | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | | Rating: |
| A HBth: | | Rating: |
| OthrFix: | 1 | Rating: Average |

COMMENTS

SINK IN BSMT.

SKETCH

Sum Area By Label:
EFP = 108
OFP = 24
SFL = 600
FFL = 600
BMT = 600

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1924 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

REMODELING

| Exterior: | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior: | 1 | 7 | 4 | M |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | | | | |
| | 1 | 7 | 4 | |

RES BREAKDOWN**DEPRECIATION**

| | | | |
|-------------|--------------|-----|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99683028 |
| Adj \$ / SQ: | 168.215 |
| Other Features: | 64500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 303334 |
| Depreciation: | 94034 |
| Depreciated Total: | 209301 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | Ind.Val | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | 1.00 | Before Depr: | 168.22 | |
| Special Features: | 0 | Val/Su Net: | 108.33 | |
| Final Total: | 209300 | Val/Su SzAd: | 174.42 | |

MOBILE HOME

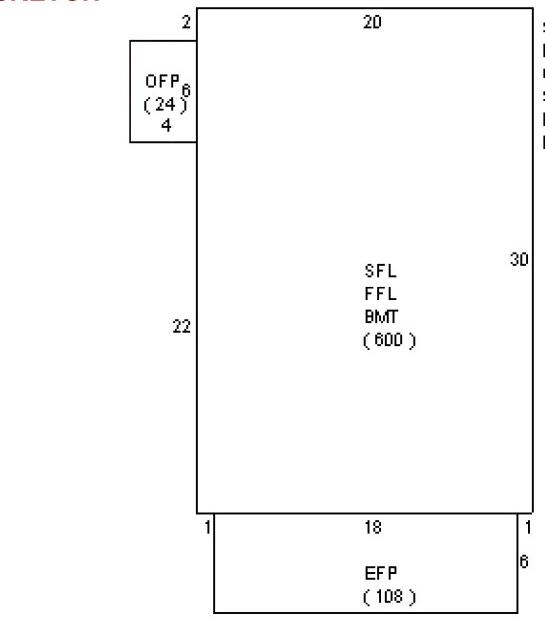
| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|--------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------------|--------------|
| 4 | Garage W/Lof | D | Y | 1 | 20X20 | A | AV | 1924 | 23.38 | T | 40 | 101 | | | 5,600 | | 5,600 |
| 11 | Pool-Vinyl | D | Y | 1 | 24X14 | A | AV | 1980 | 20.49 | T | 31.2 | 101 | | | 4,700 | | 4,700 |

PARCEL ID

168.0-0005-0024.0

SKETCH**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|-----------|-----------|--------------|----------|--------|---------|---------|----|-------|
| BMT | Basement | 600 | 50.460 | 30,279 | | | | | | |
| FFL | First Floor | 600 | 168.220 | 100,929 | | | | | | |
| SFL | Second Floor | 600 | 168.220 | 100,929 | | | | | | |
| EFP | Enclos Porch | 108 | 52.270 | 5,645 | | | | | | |
| OFP | Open Porch | 24 | 43.860 | 1,053 | | | | | | |
| Net Sketched Area: | | | | | 1,932 | | Total: | 238,835 | | |
| Size Ad | 1200 | Gross Are | 1932 | FinArea | 1200 | | | | | |

AssessPro Patriot Properties, Inc

